

**Planning and Growth Management Committee - Repeal of Zoning Bylaw - tomorrow's meeting**

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**From:** Avi Gottlieb <Avi@avconconstruction.com>  
**To:** "pgmc@toronto.ca" <pgmc@toronto.ca>  
**Date:** 09/05/2011 11:10 AM  
**Subject:** Repeal of Zoning Bylaw - tomorrow's meeting  
**CC:** Wendy Nott <wnott@wndplan.com>, Laura Kalbun <lkalbun@wndplan.com>, "Leitch, Janet" <Janet.Leitch@colliers.com>

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Hello Merle –

I am the owner of 25 Scarsdale Road and am following with great interest the proceedings to repeal the zoning bylaw. The permitted uses on my building have been curtailed from the previous M2 zoning and it is severely affecting this development. I enclose below a letter to my Councillor which I would like to have presented at tomorrow's public meeting. I will try to be at this meeting to present myself, but to be safe, I would appreciate you putting it on the record in case I am unable to. Please confirm receipt of this email and thank you for your assistance.

Here is the letter to Councillor Robinson:

“Dear Councillor -

I am the owner of 25 Scarsdale Road. We bought this factory building in March 2010 and immediately redeveloped it into an attractive, contemporary mixed use / flex rental building comprised of 10 rental units. I would love for you to come over and have a look at the incredible transition. Backing on to Bond Park, we have taken full advantage of the parklike setting in the heart of the city.

Nearing the end of our reconstruction program, the amalgamated zoning bylaw was introduced which restricts our permitted uses, many of which were previously allowed and some of which are permitted in buildings only 2 doors away. For instance, one of our tenants is a trade school. This use was permitted when our tenant went for permit but is nonconforming under the new bylaw. This is not of concern today, but it will be when they vacate 15 years from now and I have classrooms to fill.

Of immediate concern is a veterinary use. Permitted under the old bylaw, it was left out of the amalgamated bylaw. We have a serious tenant prepared to occupy but unwilling to commit until the zoning uncertainty is dealt with.

Uncertainty is the operative word at the City planning office these days. As you are likely aware, there is a movement to repeal the new zoning bylaw. As such, the City planners are reluctant to rule on many uses unless they comply with both the old and the new bylaw. Clearly this is not a recipe for a pro-active business environment. For my property, a repeal would be advantageous as it would allow the Planning Department to evaluate our proposed veterinary use based on the old bylaw. Of course, the repeal is only the first step to ensure fair treatment when the new, revised bylaw is reintroduced.

The purpose of this email is to solicit your support at the meeting of May 10 and the subsequent council meeting. We would like to make sure the new bylaw is repealed immediately so that the stifling effect it has had on business activity is removed. Please let me know that I can expect your active support with regard to this issue.”

Regards,

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